

Recommendations for 2018 ICC International Property Maintenance Code (IPMC):

The International Property Maintenance Code (IPMC) establishes minimum requirements for the maintenance of existing buildings through ICC model code regulations that contain clear and specific property maintenance and property improvement provisions that are recognized across the country. The IPMC is divided into 7 chapters which address various aspects of property and building maintenance provisions. Staff has reviewed the IPMC and recommends adopting the majority of IPMC chapters with the following amendments:

- Chapter 1 Scope and Administration: **Adopt**
- Chapter 2 Definitions: **Adopt**
- Chapter 3 General Requirements: **Adopt and remove Section 308.3.1 and 308.3.2** (Garbage Receptacles), which are enforced by Solid Waste.
- Chapter 4 Light, Ventilation, and Occupancy Requirements: **Adopt**
- Chapter 5 Plumbing Facilities & Fixture: **Adopt and remove Section 506.3** (Grease Interceptors), which are enforced by GRU.
- Chapter 6 Mechanical & Electrical: **Adopt and edit Sections 602.3 & 602.4** (Heat Supply), to remove the date section. **Remove sections 603.2, 603.3, 603.4, 603.5 & 603.6** (Combustion Products) and **remove 606** (Elevators, Escalators & Dumbwaiters), which are enforced by DBPR.
- Chapter 7 Fire Safety Requirements: **Adopt with updated references to the Florida Fire Prevention Code 6th edition and Florida Building Code and the additional modifications:**

Section 701 General

Modify

701.1 Scope: should indicate the requirements apply to rental units and one and two family dwellings

Section 704 Fire protection systems

Adopt Only

- 1. Automatic sprinkler systems should reference FFPC 6th Ed
- 8. Fire alarm and fire detection system should reference FFPC 6th Ed

- 13. Single and multiple station smoke alarms should reference FFPC 6th Ed

704.2 Standards

Adopt Only

- Portable fire extinguishers NFPA 10
- Water based fire protection systems NFPA 25
- Fire Alarm systems NFPA 72

704.6 Single and multi-station smoke alarms: shall be installed and maintained in all residential occupancies. Outside and near sleeping rooms, inside of all sleeping rooms and on every level

704.6.4 Smoke detection system: should reference Florida Fire Prevention Code 6th Ed

Delete the following sections:

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| • 702.2 Ailes | • 704.3.1 Emergency impairments |
| • 703.3.1 Fire blocking and draft stopping | • 704.4.2 Removal of existing occupant use hose lines |
| • 703.3.2 Smoke barriers and smoke partitions | • 704.4.3 Termination of monitoring service |
| • 703.3.3 Fire walls, fire barriers and fire partitions | • 704.5 Fire department connection |
| • 703.4.1 Signs | • 704.5.1 Fire department connection access |
| • 703.4.2 Hold open devices and closers | • 704.5.2 Clear space around connections |
| • 703.4.3 Door operation | • 704.6.1 Where required |
| • 703.5 Ceilings | • 704.6.1.1 Group R-1 |
| • 703.6 Testing | • 704.6.1.2 Groups R-2, R-3, R-4 and I-1 |
| • 703.7 Vertical shafts | • 704.6.1.3 Installation near cooking appliances |
| • 703.8 Openings and protective closers | • 704.6.1.4 Installation near bathrooms |
| • 704.1.1 Installation | • 704.6.2 Interconnection |
| • 704.1.2 Required fire protection systems | • 704.6.3 Power Source |
| • 704.2.2 Records information | |
| • 704.3 Systems out of service | |